

RESOLUTION NO. 2021- 463

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE CHAIR OF THE BOARD TO JOIN IN THE EXECUTION OF A SOVEREIGNTY SUBMERGED LANDS EASEMENT FOR USE OF STATE SUBMERGED LANDS IN CONNECTION WITH THE RACY POINT BRIDGE IMPROVEMENT PROJECT ALONG COUNTY ROAD 13.

RECITALS

WHEREAS, the Board of Trustees of the Internal Improvement Fund of the State of Florida has presented to St. Johns County a Sovereignty Submerged Lands Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, the easement allows the County to use certain State submerged lands needed as part of the Racy Point Bridge Improvement Project along County Road 13; and

WHEREAS, it is in the best interest of the County to accept the easement for the health, safety and welfare of its citizens.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Chair of the Board is hereby authorized to execute the Sovereignty Submerged Lands Easement on behalf of the County.

Section 3. The Clerk is instructed to mail the original Sovereignty Submerged Lands Easement to the Florida Department of Transportation, 1109 South Marion Avenue, MS 2020, Lake City, Florida 32025-5874.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2 day of November, 2021.

**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

RENDITION DATE 11.4.2021



Exhibit "A" to Resolution

This Instrument Prepared By:
Lisa-Marie Kessler
Action No. 43596
Bureau of Public Land Administration
3900 Commonwealth Boulevard
Mail Station No. 125
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

SOVEREIGNTY SUBMERGED LANDS EASEMENT

Easement No. 42603
BOT File No. 550359812
PA No. SJRWMD 164798-4

THIS EASEMENT is hereby granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Grantor.

WITNESSETH: That for the faithful and timely performance of and compliance with the terms and conditions stated herein, the Grantor does hereby grant to State of Florida Department of Transportation and St. Johns County, Florida, hereinafter referred to as the Grantee, a nonexclusive easement on, under and across sovereignty submerged lands as defined in 18-21.003, Florida Administrative Code, if any, contained within the following legal description:

A parcel of sovereignty submerged land in Section 13,
Township 8 South, Range 27 East, in St Johns River and Betty Branch,
St. Johns County, Florida, containing 7,091 square feet,
more or less, as is more particularly described and shown on
Attachment A, dated January 11, 2021.

TO HAVE THE USE OF the hereinabove described premises for a period of 25 years from March 12, 2021, the effective date of this easement. The terms and conditions on and for which this easement is granted are as follows:

1. USE OF PROPERTY: The above described parcel of land shall be used solely for public transportation purposes only by or under the supervision of the Grantee. Grantee shall not engage in any activity related to this use except as described in the St. Johns River Water Management District Environmental Resource Permit No. 164798-4, dated March 12, 2021, incorporated herein and made a part of this easement by reference. All of the foregoing subject to the remaining conditions of this easement.

2. TERMINATION: The Grantee, by acceptance of this easement, binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Grantee, its successors and assigns. In the event the Grantee fails or refuses to comply with the provisions and conditions herein set forth or in the event the Grantee violates any of the provisions and conditions herein, this easement may be terminated by the Grantor upon 30 days written notice to the Grantee. If terminated, all of the above-described parcel of land shall revert to the Grantor. Any costs or expenses incurred by the Grantor in removing the Grantee or its property from the easement area shall be paid by the Grantee. All notices required to be given to the Grantee by this easement or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

State of Florida Department of Transportation
District 2
1109 South Marion Avenue – MS 2020
Lake City, Florida 32025

St. Johns County, Florida
500 San Sebastian View
St. Augustine, FL 32084

The Grantee agrees to notify the Grantor by certified mail of any changes to this address at least ten (10) days before the change is effective.

3. WARRANTY OF TITLE/GUARANTEE OF SUITABILITY OF USE OF LAND: Grantor neither warrants title to the lands described herein nor guarantees the suitability of any of the lands for any particular use.

4. RIGHTS GRANTED: The rights hereby granted shall be subject to any and all prior rights of the United States and any and all prior grants by the Grantor in and to the submerged lands situated within the limits of this easement.

5. DAMAGE TO EASEMENT PROPERTY AND INTERFERENCE WITH PUBLIC AND PRIVATE RIGHTS: Grantee shall not damage the easement lands or unduly interfere with public or private rights therein.

6. GRANTOR'S RIGHT TO GRANT COMPATIBLE USES OF THE EASEMENT PROPERTY: This easement is nonexclusive, and the Grantor, or its duly authorized agent, shall retain the right to enter the property or to engage in management activities not inconsistent with the use herein provided for and shall retain the right to grant compatible uses of the property to third parties during the term of this easement.

7. RIGHT TO INSPECT: Grantor, or its duly authorized agent, shall have the right at any time to inspect the works and operations of the Grantee in any matter pertaining to this easement.

8. RESOLUTION OF ANY INEQUITIES: Any inequities that may subsequently arise as a result of this easement shall be subject to negotiation upon written request of either party hereto, and the parties agree to negotiate in good faith. In case of failure by the respective staffs to resolve the conflict(s), the matter shall be referred to the Grantor for final resolution.

9. LIABILITY/INVESTIGATION OF ALL CLAIMS: The Grantee shall investigate all claims of every nature at its expense. Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

10. ASSIGNMENT OF EASEMENT: This easement shall not be assigned or otherwise transferred without prior written consent of the Grantor or its duly authorized agent. Any assignment or other transfer without prior written consent of the Grantor shall be null and void and without legal effect.

11. TAXES AND ASSESSMENTS: The Grantee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this easement which result from the grant of this easement or the activities of Grantee hereunder.

12. CESSATION OF AUTHORIZATION/REMOVAL OF STRUCTURES: Upon termination of this easement all authorization granted shall cease and terminate and Grantee shall remove all facilities and related structures erected at its expense.

13. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Grantor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Grantor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

14. AMENDMENTS/MODIFICATIONS: This easement is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this easement must be in writing and must be accepted, acknowledged and executed by the Grantee and Grantor.

15. USACE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Grantee shall obtain the U.S. Army Corps of Engineers (USACE) permit if it is required by the USACE. Any modifications to the construction and/or activities authorized herein that may be required by the USACE shall require consideration by and the prior written approval of the Grantor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

16. ADDITIONAL STRUCTURES OR ACTIVITIES/EMERGENCY STRUCTURAL REPAIRS: No additional structures shall be erected and/or activities undertaken, including but not limited to dredging, relocation/realignment or major repairs or renovations made to authorized structures, on, in or over sovereignty, submerged lands without the prior written consent of the Grantor, with the exception of emergency repairs. Unless specifically authorized in writing by the Grantor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Grantee to administrative fines under Chapter 18-14, Florida Administrative Code. If emergency repairs are required to be undertaken in the interests of public health, safety or welfare, the Grantee shall notify the Grantor of such repairs as quickly as is practicable; provided, however, that such emergency activities shall not exceed the activities authorized by this easement.

17. UPLAND RIPARIAN PROPERTY INTEREST: During the term of this easement, Grantee must have satisfactory evidence of sufficient upland interest as defined in subsection 18-21.003(63), Florida Administrative Code, to the extent required by paragraph 18-21.004(3)(b), Florida Administrative Code, in order to conduct the activity described in this easement. If at any time during the term of this easement, Grantee fails to comply with this requirement, use of sovereignty, submerged lands described in this easement shall immediately cease and this easement shall terminate and title to this easement shall revert to and vest in the Grantor immediately and automatically.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the Grantee and the Grantor have executed this instrument on the day and year first above written.

WITNESSES:

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

Original Signature

(SEAL)

Print/Type Name of Witness

BY: _____

Brad Richardson, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the Board
of Trustees of the Internal Improvement Trust Fund of the
State of Florida.

Original Signature

Print/Type Name of Witness

"GRANTOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____
20____, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida
Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust
Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

Notary Public, State of Florida

DEP Attorney

Date

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No.

WITNESSES:

State of Florida Department of Transportation, (SEAL)

Original Signature

BY:

Original Signature of Executing Authority

Typed/Printed Name of Witness

Greg Evans

Typed/Printed Name of Executing Authority

Original Signature

District Two Secretary

Title of Executing Authority

Typed/Printed Name of Witness

“GRANTEE”

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by Greg Evans as District Two Secretary, for and on behalf of State of Florida Department of Transportation. He is personally known to me or who has produced _____, as identification.

My Commission Expires:

Signature of Notary Public

Notary Public, State of _____

Commission/Serial No. _____

Printed, Typed or Stamped Name

WITNESSES:

St. Johns County, Florida (SEAL)
By its Board of County Commissioners

Original Signature

BY: _____
Original Signature of Executing Authority

Typed/Printed Name of Witness

Jeremiah Ray Blocker
Typed/Printed Name of Executing Authority

Original Signature

Chairman
Title of Executing Authority

Typed/Printed Name of Witness

“GRANTEE”

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 20____, by Jeremiah Ray Blocker as Chairman, St. Johns County Board of County Commissioners for and on behalf of St. Johns County, Florida. He is personally known to me or who has produced _____, as identification.

My Commission Expires:

Signature of Notary Public

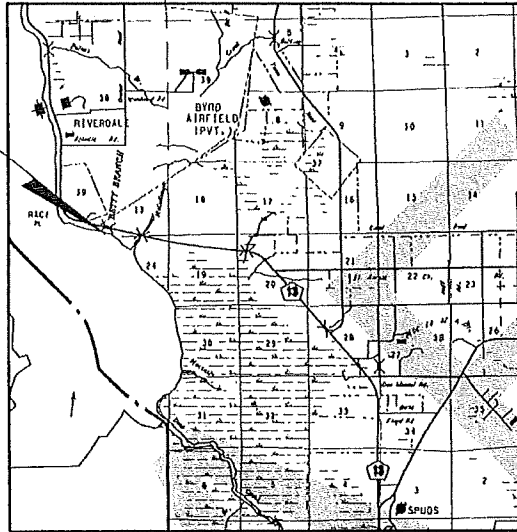
Notary Public, State of _____

Commission/Serial No.

Printed, Typed or Stamped Name

SECTION 13, TOWNSHIP 8 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

PROJECT LOCATION



N.T.S.

LEGEND

- • BASELINE
- C.M. • CONCRETE MONUMENT
- C.R. • COUNTY ROAD
- F.P. • FINANCIAL PROJECT (NUMBER)
- F.D.E.P. • FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- F.D.O.T. • FLORIDA DEPARTMENT OF TRANSPORTATION
- LB • LICENSED (SURVEY) BUSINESS
- LI • TABULATED LINE DATA
- • FOUND 4"X4" CONCRETE MONUMENT
- • STAMPED LB6888
- • SET 1/2" IRON PIPE AND CAP
- • STAMPED LB6888
- △ • SET PK NAIL AND DISK STAMPED FOOT
- • LB 6888
- N.A.D. • NORTH AMERICAN DATUM
- N.T.S. • NOT TO SCALE
- N'LY • NORTHERLY
- No. • NUMBER
- P.O.B. • POINT OF BEGINNING
- P.O.C. • POINT OF COMMENCEMENT
- P.L.S. • PROFESSIONAL LAND SURVEYOR
- R/W • RIGHT OF WAY
- RD. • ROAD
- S'LY • SOUTHERLY
- STA. • STATION
- TWP • TOWNSHIP
- T.I.I.T.F. • TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- W/ • WITH

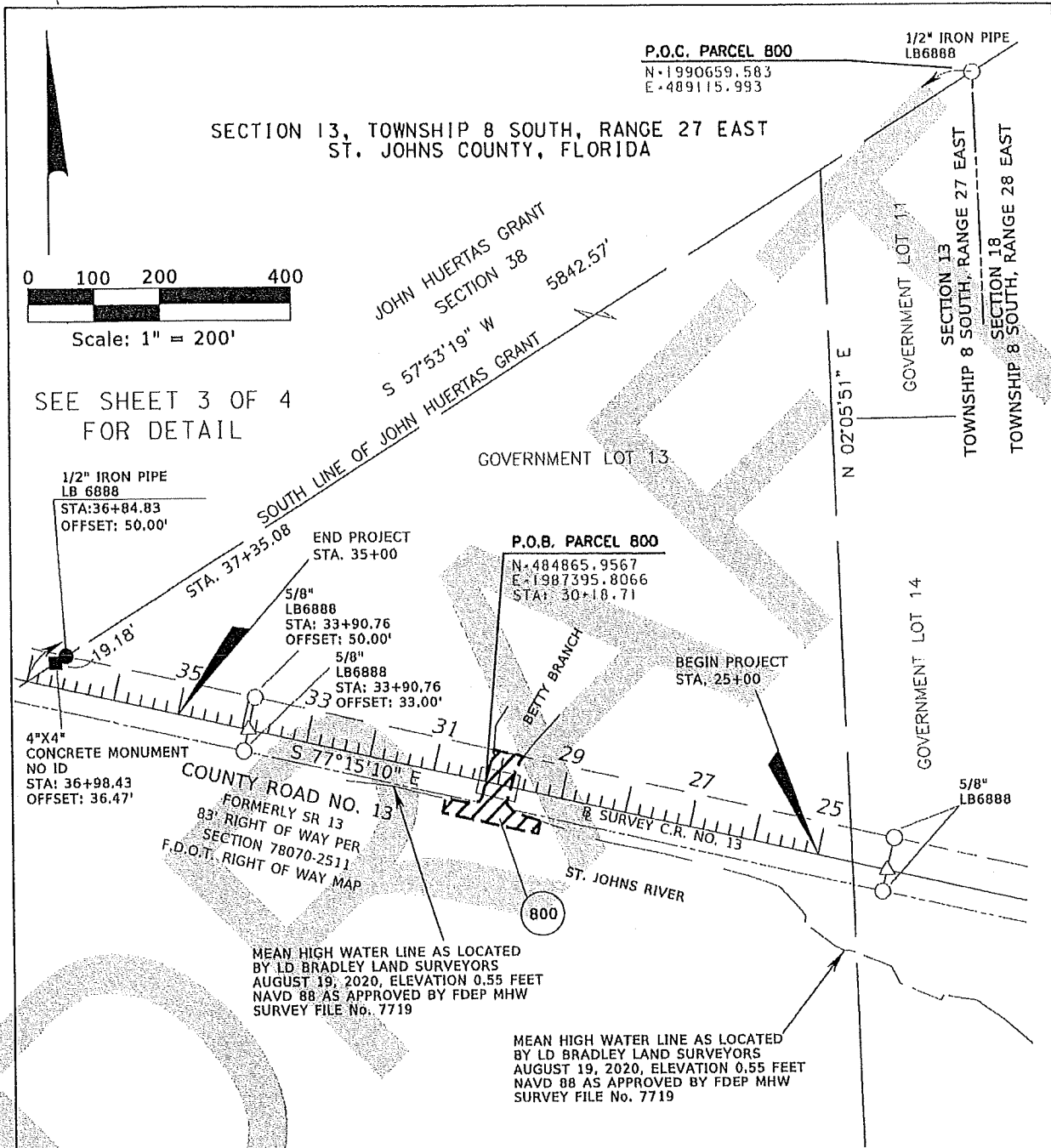
NOTES:

1. THE SOLE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE AND DELINEATE THE PROPOSED T.I.I.T.F. EASEMENT, IT DOES NOT REPRESENT A CURRENT OR COMPLETE FIELD BOUNDARY SURVEY.
2. THE COORDINATES, BEARINGS, AND DIMENSIONS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (2011) FLORIDA NORTH ZONE, UTILIZING FLORIDA PERMANENT REFERENCE NETWORK YIELDING A BEARING OF NORTH 77°15'10" WEST, ALONG THE BASELINE OF SURVEY OF COUNTY ROAD NO. 13 BETWEEN STATION 25+00 (NORTHING=1987502.0033, EASTING=484396.5290) AND STATION 35+00 (NORTHING=1987281.3532, EASTING=485371.8820).
3. THIS SKETCH OF DESCRIPTION IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SURVEY MAP JOB #78070-2511, FORMERLY KNOWN AS STATE ROAD 13, CURRENTLY KNOWN AS COUNTY ROAD 13, ST. JOHNS COUNTY, ON FILE IN THE FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING DEPARTMENT, DISTRICT TWO, LAKE CITY, FLORIDA.
4. THE MEAN HIGH WATER LINE, AS SHOWN HEREON, AS LOCATED BY LD BRADLEY LAND SURVEYORS, BASED ON INSTRUCTIONS RECEIVED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING ON AUGUST 19, 2020, THIS LINE IS DEFINED AS BEING THE MEAN HIGH WATER LINE, ELEVATION 0.55 FEET NAVD 88 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FILE NUMBER 7719 AND IS SHOWN FOR PREPARATION OF DESCRIPTIONS AND AREA CALCULATIONS.
5. ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ENLARGED/REDUCED IN SIZE BY REPRODUCTION.
6. STATIONING IS BASED ON FDOT MAP SECTION No. 78070, DATED MARCH 11, 1977 STATION 37+35.09 AT THE INTERSECTION OF THE SURVEY BASE LINE AND THE SOUTHERLY LINE OF THE JOHN HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 27 EAST

THIS IS NOT A SURVEY

COVER SHEET

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		SKETCH OF DESCRIPTION - NOT A SURVEY			
		STATE ROAD NO. 13, BETTY BRANCH, BRIDGE No. 784040		ST. JOHNS COUNTY	
			BY	DATE	PREPARED BY: LD BRADLEY LAND SURVEYORS LB6888 510 South 5th STREET MACELENEY, FL 32041 185-6400
		DRAWN	B. HARVEY	09/23/20	DATA SOURCE: PROVIDED BY FOOT
REVISION	BY	DATE	CHECKED	A. JOHNS	09/23/20
			F.P. NO. 4458631		SECTION 78070
					SHEET 1 OF 4



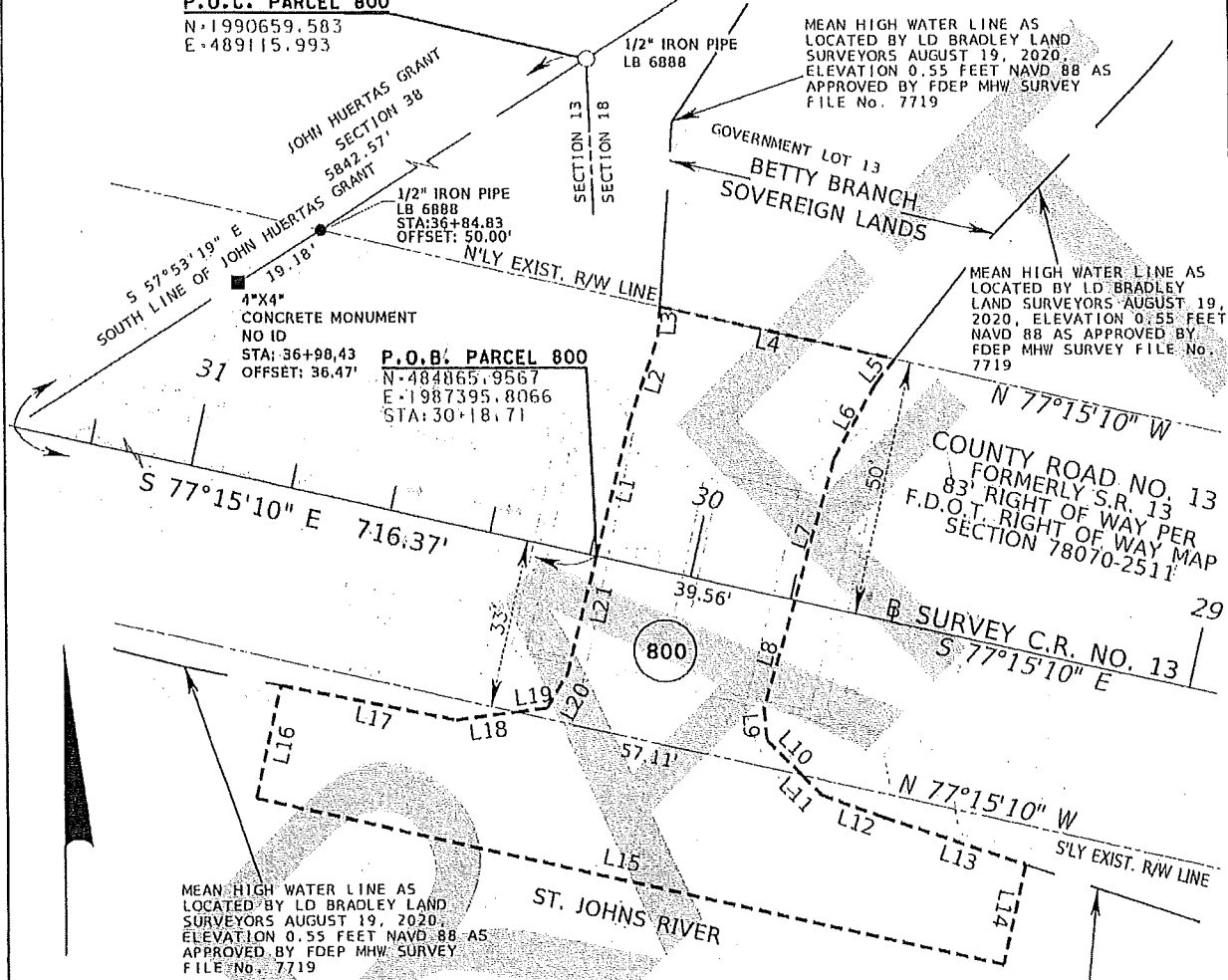
THIS IS NOT A SURVEY

SEE SHEET 1 OF 4 FOR NOTES AND LEGEND

KEY MAP

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH OF DESCRIPTION - PARCEL 800			
				COUNTY ROAD No. 13, BETTY BRANCH, BRIDGE No. 784040		ST. JOHNS COUNTY	
				PREPARED BY: LD BRADLEY LAND SURVEYORS LB6888 510 South 5th Street PALM BAY, FL. (321) 786-5400		DATA SOURCE: PROVIDED BY FOOT	
		DRAWN B. HARVEY 09-08-20		F.P. NO. 4458631		SECTION 78070	
		CHECKED A. JOHNS 09-08-20				SHEET 2 OF 4	
REVISION	BY	DATE	CHECKED	A. JOHNS	09-08-20		

SECTION 13, TOWNSHIP 8 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



P.O.C. PARCEL 800
N-1990659.583
E-489115.993

P.O.B. PARCEL 800
N-484865.9567
E-1987395.8066
STA: 30+18.71

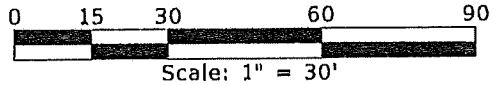
MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

LINE TABLE (C)					
LINE	BEARING	LENGTH	L11	S44°32'20"E	5.35'
L1	N14°21'25"E	26.33'	L12	S69°54'17"E	12.90'
L2	N18°47'11"E	17.91'	L13	S71°37'37"E	29.41'
L3	N04°18'23"E	5.93'	L14	S12°43'55"W	19.86'
L4	S77°15'10"E	47.02'	L15	N77°15'10"W	150.00'
L5	S38°39'45"W	6.02'	L16	N12°43'55"E	22.38'
L6	S29°27'32"W	16.94'	L17	S78°41'25"E	35.21'
L7	S16°11'56"W	28.41'	L18	N82°54'33"E	11.83'
L8	S16°11'56"W	22.04'	L19	N82°54'33"E	6.05'
L9	S05°19'30"E	6.09'	L20	N31°51'07"E	7.74'
L10	S44°32'20"E	9.64'	L21	N14°21'25"E	23.65'



THIS IS NOT A SURVEY

SEE SHEET 1 OF 4 FOR NOTES AND LEGEND

DETAIL SHEET

		FLORIDA DEPARTMENT OF TRANSPORTATION			
		SKETCH OF DESCRIPTION - PARCEL 800			
		COUNTY ROAD No. 13, BETTY BRANCH, BRIDGE No. 784040		ST. JOHNS COUNTY	
		BY: B. HARVEY		DATE: 09-08-20	
		DRAWN: A. JOHNS		DATE: 09-08-20	
		PREPARED BY: LD BRADLEY LAND SURVEYORS L6888		DATA SOURCE: PROVIDED BY FDOT	
		510 SOUTH 5TH STREET			
		MCCLENNAN, FL			
		33511 785-6103			
REVISION		BY		DATE	
		CHECKED: A. JOHNS		DATE: 09-08-20	
		F.P. NO. 4458631		SECTION 78070	
				SHEET 3 OF 4	

COUNTY ROAD NO. 13

SECTION 78070
F.P. No. 4458631
DESCRIPTION

ST JOHNS COUNTY
PARCEL No. 800
EASEMENT

That Portion Of The Sovereign State Lands of the "St Johns River" And "Betty Branch" Lying Below the Mean High Water Line Located In Government Lot 13 Section 13, Township 8 South, Range 27 East, St. Johns County, Florida Being More Particularly Described As Follows:

Commence At A ½" Iron Pipe Stamped LB 6888 Being The Northeast Corner Of Said Section 13 Also Lying On The Southerly Line Of The John Huertas Grant, Section 38, Township 8 South, Range 27 East Of Said County; Thence Along Northerly Line Of Said Section 13 And Said Southerly Line Of John Huertas Grant, Section 38 South 67°53'19" West, A Distance Of 5842.57 Feet To The Intersection With The Baseline Of Survey Of County Road Number 13 (Formerly State Road 13, An 83-foot Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78070-2511); Thence Along Said Baseline Of Survey, South 77°15'10" East, A Distance Of 716.37 Feet To The Intersection With The Westerly Mean High Water Line As Field Located August 20, 2020, And Shown On The Florida Department Of Environmental Protection Approved Mean High Water Survey Prepared By LD Bradley Land Surveyors, The Florida Department Of Environmental Protection Survey File No. 7719, Having An Elevation Of 0.55 Feet, NAVD 88 Datum, Mean High Water Survey File No. 7719 And The Point Of Beginning; Thence Along Said Westerly Mean High Water Line, North 14°21'25" East, A Distance Of 26.33 Feet; Thence Continuing Along Said Westerly Mean High Water Line, North 18°47'11" East, A Distance 17.91 Feet; Thence Continuing Along Said Westerly Mean High Water Line, North 04°18'23" East, A Distance Of 5.93 Feet To The Intersection With The Northerly Existing Right Of Way Line Of Said County Road 13; Thence Departing Said Westerly Mean High Water Line, South 77°15'10" East, Along Said Existing Northerly Right Of Way Line, A Distance Of 47.02 Feet To The Intersection With The Easterly Line Of Said Mean High Water Line; Thence Along Said Easterly Mean High Water Line The Following (9) Courses And Distances, South 38°39'45" West, A Distance Of 6.02 Feet; Thence South 29°27'32" West, A Distance Of 16.94 Feet; Thence South 16°11'56" West, A Distance Of 26.41 Feet; Thence South 16°11'56" West, A Distance Of 22.04 Feet; Thence South 05°19'30" East, A Distance Of 6.09 Feet; Thence South 44°32'20" East, A Distance Of 9.64 Feet; Thence South 44°32'20" East, 5.35 Feet; Thence South 69°54'17" East, A Distance Of 12.90 Feet; Thence South 71°37'37" East, A Distance Of 29.41 Feet; Thence Departing Said Easterly Mean High Water Line, South 12°43'55" West, A Distance Of 19.86 Feet; Thence North 77°15'10" West, A Distance Of 150.00 Feet; Thence North 12°43'55" East, A Distance Of 22.38 Feet To The Aforementioned Westerly Mean High Water Line; Thence Along Said Westerly Mean High Water Line The Following (5) Courses And Distances, South 78°41'25" East, A Distance Of 35.21 Feet; Thence North 82°54'33" East, A Distance Of 11.83 Feet; Thence North 82°54'33" East, A Distance Of 6.05 Feet; Thence North 31°51'07" East, A Distance Of 7.74 Feet; Thence North 14°21'25" East, A Distance Of 23.65 Feet To The Intersection With Aforementioned Baseline Of Survey Of County Road 13 And The Point Of Beginning.

Containing 7,091 Square Feet, More Or Less.

Surveyor's Certification:

I Herby Certify That This Sketch Of Description, Consisting Of Sheets 1 Through 4, To The Best Of My Knowledge And Belief Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Legal Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers, In Chapter 63-17 Florida Administrative Code, Pursuant To Section 472.027, Florida Statutes.

Arnold J. Johns
Arnold J. Johns, P.L.S.
Florida Professional Land Surveyor No. 4422
LD Bradley Land Surveyors
510 South 5th Street
Macclenny, Florida 32063
(904) 788-6100
Date: 10/14/2020
Revised: 1-11-2021

This Sketch Of Description And Copies Thereof Are Not Valid Without Original Signature And Seal of a Florida Licensed Surveyor And Mapper.

THIS IS NOT A SURVEY

SEE SHEET 1 OF 4 FOR NOTES AND LEGEND

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				SKETCH OF DESCRIPTION - PARCEL 800	
				COUNTY ROAD No. 13, BETTY BRANCH, BRIDGE No. 784040	
				ST. JOHNS COUNTY	
				PREPARED BY: LD BRADLEY LAND SURVEYORS LICENSE 510 SOUTH 5TH STREET MACCLENY, FL (904) 788-6100	
				DATA SOURCE: PROVIDED BY FOOT	
REVISE DESCRIPTION	BH	1-11-21	DRAWN	K.WEEKS	09-30-20
REVISION	BY	DATE	CHECKED	A. JOHNS	09-30-20
			F.P. NO. 4458631		SECTION 78070
					SHEET 4 OF 4

Date: January 14, 2021

T. S. No. N/A
Map Sheet No. 2 & 3
Tax Parcel No. N/A

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO. 800.1
SECTION NO. 78070
F.P. NO. 4458631
COUNTY ROAD NO. 13 (Racy Point Bridge)
COUNTY OF St. Johns

**STATE OF FLORIDA, BOARD OF TRUSTEES
OF THE INTERNAL IMPROVEMENT TRUST FUND**

PARCEL NO. 800.1
F.P. NO. 4458631

EASEMENT

SECTION NO. 78070

That Portion Of The Sovereign State Lands of the "St. Johns River" And "Betty Branch" Lying Below the Mean High Water Line Located In Government Lot 13 Section 13, Township 8 South, Range 27 East, St. Johns County, Florida Being More Particularly Described As Follows:

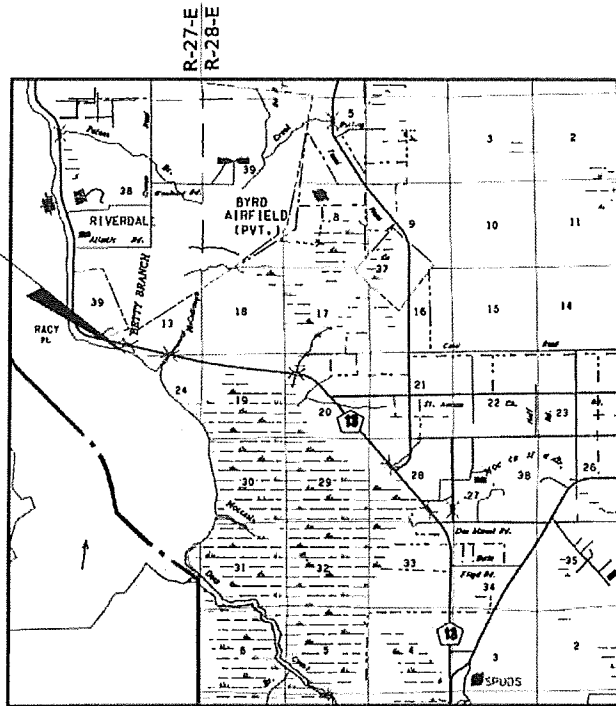
Commence At A ½" Iron Pipe Stamped LB 6888 Being The Northeast Corner Of Said Section 13 Also Lying On The Southerly Line Of The John Huertas Grant, Section 38, Township 8 South, Range 27 East Of Said County; Thence Along Northerly Line of Said Section 13 And Said Southerly Line Of John Huertas Grant, Section 38 South 57°53'19" West, A Distance of 5842.57 Feet To The Intersection With The Baseline Of Survey Of County Road Number 13 (Formerly State Road 13, An 83 foot Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78070-2511); Thence Along Said Baseline Of Survey, South 77°15'10" East, A Distance Of 716.37 Feet To The Intersection With The Westerly Mean High Water Line As Field Located August 20, 2020, And Shown On The Florida Department of Environmental Protection Approved Mean High Water Survey Prepared By LD Bradley Land Surveyors, The Florida Department Of Environmental Protection Survey File No. 7719, Having An Elevation Of 0.55 Feet, NAVD 88 Datum, Mean High Water Survey File No. 7719 And The **Point Of Beginning**; Thence Along Said Westerly Mean High Water Line, North 14°21'25" East, A Distance Of 26.33 Feet; Thence Continuing Along Said Westerly Mean High Water Line, North 18°47'11" East, A Distance 17.91 Feet; Thence Continuing Along Said Westerly Mean High Water Line, North 04°18'23" East, A Distance Of 5.93 Feet To The Intersection With The Northerly Existing Right Of Way Line Of Said County Road 13; Thence Departing Said Westerly Mean High Water Line, South 77°15'10" East, Along Said Existing Northerly Right Of Way Line, A Distance Of 47.02 Feet To The Intersection With The Easterly Line Of Said Mean High Water Line; Thence Along Said Easterly Mean High Water Line The Following

(9) Courses And Distances, South 38°39'45" West, A Distance Of 6.02 Feet; Thence South 29°27'32" West, A Distance Of 16.94 Feet; Thence South 16°11'56" West, A Distance Of 28.41 Feet; Thence South 16°11'56" West, A Distance Of 22.04 Feet; Thence South 05°19'30" East, A Distance Of 6.09 Feet; Thence South 44°32'20" East, A Distance Of 9.64 Feet; Thence South 44°32'20" East, 5.35 Feet; Thence South 69°54'17" East, A Distance Of 12.90 Feet; Thence South 71°37'37" East, A Distance Of 29.41 Feet; Thence Departing Said Easterly Mean High Water Line, South 12°43'55" West, A Distance Of 19.86 Feet; Thence North 77°15'10" West, A Distance Of 150.00 Feet; Thence North 12°43'55" East, A Distance Of 22.38 Feet To The Aforementioned Westerly Mean High Water Line; Thence Along Said Westerly Mean High Water Line The Following (5) Courses And Distances, South 78°41'25" East, A Distance Of 35.21 Feet; Thence North 82°54'33" East, A Distance Of 11.83 Feet; Thence North 82°54'33" East, A Distance Of 6.05 Feet; Thence North 31°51'07" East, A Distance Of 7.74 Feet; Thence North 14°21'25" East, A Distance Of 23.65 Feet To The Intersection With Aforementioned Baseline Of Survey Of County Road 13 And The Point Of Beginning.

Containing 7,091 Square Feet, More Or Less.

SECTION 13, TOWNSHIP 8 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

PROJECT LOCATION



N.T.S.

LEGEND

- | | | | |
|---|--|------------|---|
| ▬ | BASELINE | N.A.D. | NORTH AMERICAN DATUM |
| ■ | CONCRETE MONUMENT | N.T.S. | NOT TO SCALE |
| — | COUNTY ROAD | N'LY | NORTHERLY |
| — | FINANCIAL PROJECT (NUMBER) | No. | NUMBER |
| — | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION | P.O.B. | POINT OF BEGINNING |
| — | FLORIDA DEPARTMENT OF TRANSPORTATION | P.O.C. | POINT OF COMMENCEMENT |
| ▬ | LICENSED (SURVEY) BUSINESS | P.L.S. | PROFESSIONAL LAND SURVEYOR |
| — | TABULATED LINE DATA | R/W | RIGHT OF WAY |
| ■ | FOUND 4"X4" CONCRETE MONUMENT | RD. | ROAD |
| ● | SET 1/2" IRON PIPE AND CAP | S'LY | SOUTHERLY |
| ● | STAMPED LB6888 | STA. | STATION |
| ● | SET PK NAIL AND DISK STAMPED FDOT | TWP | TOWNSHIP |
| △ | LB 6888 | T.I.I.T.F. | TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND |
| | | W/ | WITH |

VICINITY MAP (NOT TO SCALE)

NOTES:

- THE SOLE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE AND DELINEATE THE PROPOSED T.I.I.T.F. EASEMENT. IT DOES NOT REPRESENT A CURRENT OR COMPLETE FIELD BOUNDARY SURVEY.
- THE COORDINATES, BEARINGS, AND DIMENSIONS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, N.A.D. 83 (2011) FLORIDA NORTH ZONE, UTILIZING FLORIDA PERMANENT REFERENCE NETWORK YIELDING A BEARING OF NORTH 77°15'10" WEST, ALONG THE BASELINE OF SURVEY OF COUNTY ROAD No. 13 BETWEEN STATION 25+00 (NORTHING=1987502.0033, EASTING=484396.5290) AND STATION 35+00 (NORTHING=1987281.3532, EASTING=485371.8820).
- THIS SKETCH OF DESCRIPTION IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SURVEY MAP JOB #78070-2511, FORMERLY KNOWN AS STATE ROAD 13, CURRENTLY KNOWN AS COUNTY ROAD 13, ST. JOHNS COUNTY, ON FILE IN THE FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING DEPARTMENT, DISTRICT TWO, LAKE CITY, FLORIDA.
- THE MEAN HIGH WATER LINE, AS SHOWN HEREON, AS LOCATED BY LD BRADLEY LAND SURVEYORS, BASED ON INSTRUCTIONS RECEIVED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEYING AND MAPPING ON AUGUST 19, 2020. THIS LINE IS DEFINED AS BEING THE MEAN HIGH WATER LINE, ELEVATION 0.55 FEET NAVD 88 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FILE NUMBER 7719 AND IS SHOWN FOR PREPARATION OF DESCRIPTIONS AND AREA CALCULATIONS.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ENLARGED/REDUCED IN SIZE BY REPRODUCTION.
- STATIONING IS BASED ON FDOT MAP SECTION No. 78070, DATED MARCH 11, 1977 STATION 37+35.08 AT THE INTERSECTION OF THE SURVEY BASE LINE AND THE SOUTHERLY LINE OF THE JOHN HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 27 EAST

THIS IS NOT A SURVEY COVER SHEET

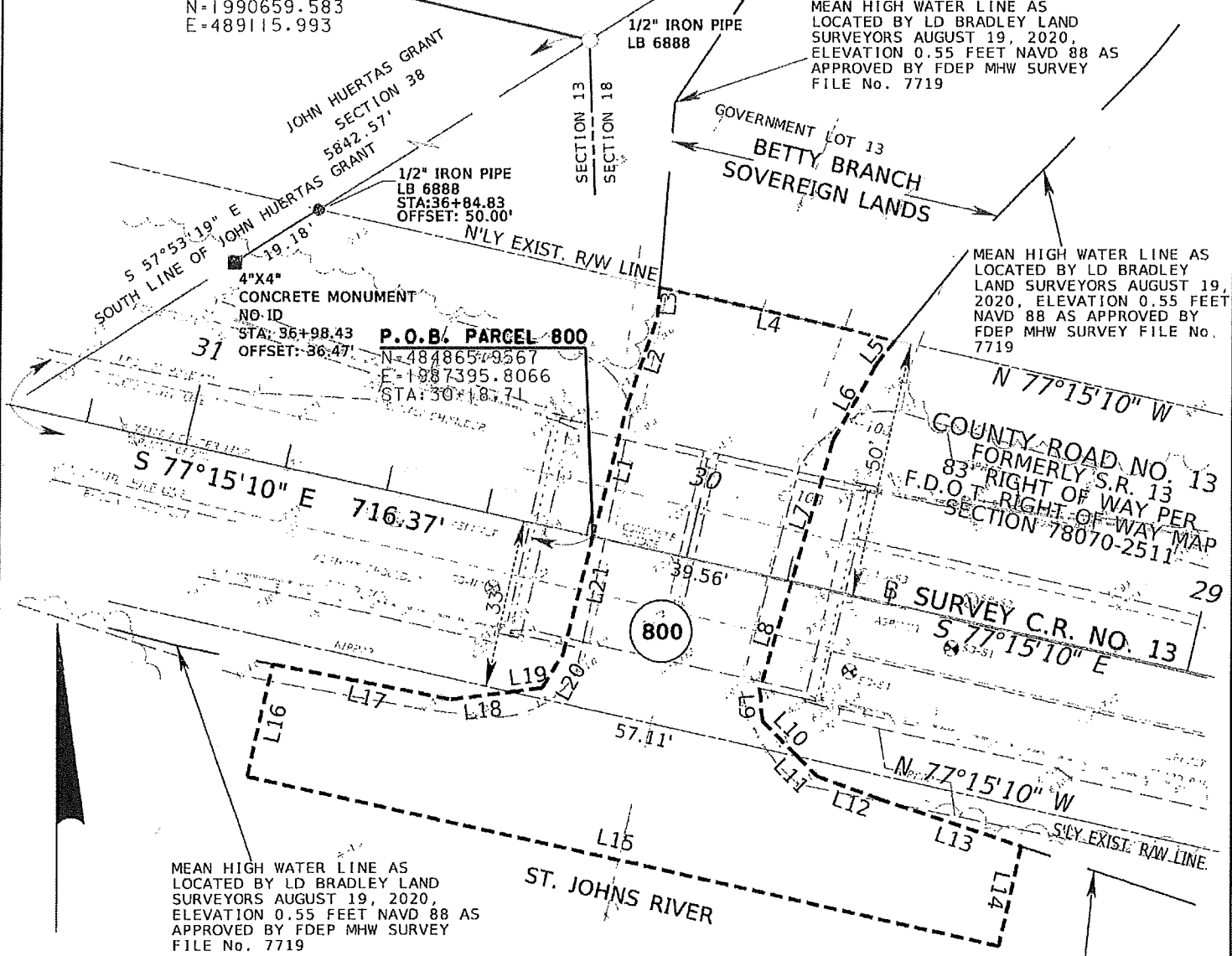
		FLORIDA DEPARTMENT OF TRANSPORTATION	
		SKETCH OF DESCRIPTION - NOT A SURVEY	
		STATE ROAD NO. 13, BETTY BRANCH, BRIDGE No. 784040	ST. JOHNS COUNTY
	BY	DATE	PREPARED BY: LD BRADLEY LAND SURVEYORS LB6888 510 SOUTH 5TH STREET MACLENNY, FL. (904) 786-6400
	DRAWN	B. HARVEY 09/23/20	DATA SOURCE: PROVIDED BY FDOT
REVISION	BY	DATE	F.P. NO. 4458631 SECTION 78070 SHEET 1 OF 4
	CHECKED	A. JOHNS 09/23/20	

SECTION 13, TOWNSHIP 8 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

P.O.C. PARCEL 800

N=1990659.583
E=489115.993

MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

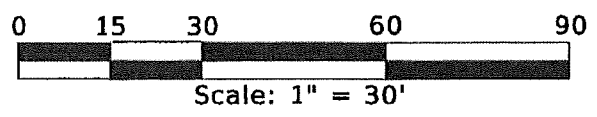


MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

MEAN HIGH WATER LINE AS LOCATED BY LD BRADLEY LAND SURVEYORS AUGUST 19, 2020, ELEVATION 0.55 FEET NAVD 88 AS APPROVED BY FDEP MHW SURVEY FILE No. 7719

LINE TABLE (C)		
LINE	BEARING	LENGTH
L1	N14°21'25"E	26.33'
L2	N18°47'11"E	17.91'
L3	N04°18'23"E	5.93'
L4	S77°15'10"E	47.02'
L5	S38°39'45"W	6.02'
L6	S29°27'32"W	16.94'
L7	S16°11'56"W	28.41'
L8	S16°11'56"W	22.04'
L9	S05°19'30"E	6.09'
L10	S44°32'20"E	9.64'

L11	S44°32'20"E	5.35'
L12	S69°54'17"E	12.90'
L13	S71°37'37"E	29.41'
L14	S12°43'55"W	19.86'
L15	N77°15'10"W	150.00'
L16	N12°43'55"E	22.38'
L17	S78°41'25"E	35.21'
L18	N82°54'33"E	11.83'
L19	N82°54'33"E	6.05'
L20	N31°51'07"E	7.74'
L21	N14°21'25"E	23.65'



THIS IS NOT A SURVEY

SEE SHEET 1 OF 4 FOR NOTES AND LEGEND

DETAIL SHEET

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH OF DESCRIPTION - PARCEL 800

COUNTY ROAD No. 13, BETTY BRANCH, BRIDGE No. 784040 ST. JOHNS COUNTY

REVISION	BY	DATE	BY	DATE	PREPARED BY: LD BRADLEY LAND SURVEYORS LB6888 510 SOUTH 5TH STREET MACLENNY, FL (904) 786-6400	DATA SOURCE: PROVIDED BY FOOT
			DRAWN	B. HARVEY		
			CHECKED	A. JOHNS	09-08-20	F.P. NO. 4458631

COUNTY ROAD NO. 13

SECTION 78070
F.P. No. 4458631
DESCRIPTION

ST JOHNS COUNTY
PARCEL No. 800
EASEMENT

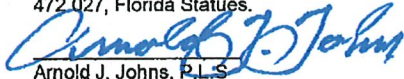
That Portion Of The Sovereign State Lands of the "St Johns River" And "Betty Branch" Lying Below the Mean High Water Line Located In Government Lot 13 Section 13, Township 8 South, Range 27 East, St. Johns County, Florida Being More Particularly Described As Follows:

Commence At A 1/2" Iron Pipe Stamped LB 6888 Being The Northeast Corner Of Said Section 13 Also Lying On The Southerly Line Of The John Huertas Grant, Section 38, Township 8 South, Range 27 East Of Said County; Thence Along Northerly Line of Said Section 13 And Said Southerly Line Of John Huertas Grant, Section 38 South 57°53'19" West, A Distance of 5842.57 Feet To The Intersection With The Baseline Of Survey Of County Road Number 13 (Formerly State Road 13, An 83 foot Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78070-2511); Thence Along Said Baseline Of Survey, South 77°15'10" East, A Distance Of 716.37 Feet To The Intersection With The Westerly Mean High Water Line As Field Located August 20, 2020, And Shown On The Florida Department of Environmental Protection Approved Mean High Water Survey Prepared By LD Bradley Land Surveyors, The Florida Department Of Environmental Protection Survey File No. 7719, Having An Elevation Of 0.55 Feet, NAVD 88 Datum, Mean High Water Survey File No. 7719 And The Point Of Beginning; Thence Along Said Westerly Mean High Water Line, North 14°21'25" East, A Distance Of 26.33 Feet; Thence Continuing Along Said Westerly Mean High Water Line, North 18°47'11" East, A Distance 17.91 Feet; Thence Continuing Along Said Westerly Mean High Water Line, North 04°18'23" East, A Distance Of 5.93 Feet To The Intersection With The Northerly Existing Right Of Way Line Of Said County Road 13; Thence Departing Said Westerly Mean High Water Line, South 77°15'10" East, Along Said Existing Northerly Right Of Way Line, A Distance Of 47.02 Feet To The Intersection With The Easterly Line Of Said Mean High Water Line; Thence Along Said Easterly Mean High Water Line The Following (9) Courses And Distances, South 38°39'45" West, A Distance Of 6.02 Feet; Thence South 29°27'32" West, A Distance of 16.94 Feet; Thence South 16°11'56" West, A Distance Of 28.41 Feet; Thence South 16°11'56" West, A Distance Of 22.04 Feet; Thence South 05°19'30" East, A Distance Of 6.09 Feet; Thence South 44°32'20" East, A Distance Of 9.64 Feet; Thence South 44°32'20" East, 5.35 Feet; Thence South 69°54'17" East, A Distance Of 12.90 Feet; Thence South 71°37'37" East, A Distance Of 29.41 Feet; Thence Departing Said Easterly Mean High Water Line, South 12°43'55" West, A Distance Of 19.86 Feet; Thence North 77°15'10" West, A Distance Of 150.00 Feet; Thence North 12°43'55" East, A Distance of 22.38 Feet To The Aforementioned Westerly Mean High Water Line; Thence Along Said Westerly Mean High Water Line The Following (5) Courses And Distances, South 78°41'25" East, A Distance Of 35.21 Feet; Thence North 82°54'33" East, A Distance Of 11.83 Feet; Thence North 82°54'33" East, A Distance Of 6.05 Feet; Thence North 31°51'07" East, A Distance Of 7.74 Feet; Thence North 14°21'25" East, A Distance Of 23.65 Feet To The Intersection With Aforementioned Baseline Of Survey Of County Road 13 And The Point Of Beginning.

Containing 7,091 Square Feet, More Or Less.

Surveyor's Certification:

I Hereby Certify That This Sketch Of Description, Consisting Of Sheets 1 Through 4, To The Best Of My Knowledge And Belief, Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Legal Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers, In Chapter 5J-17 Florida Administrative Code. Pursuant To Section 472.027, Florida Statutes.



Arnold J. Johns, P.L.S.
Florida Professional Land Surveyor No. 4422
LD Bradley Land Surveyors
510 South 5th Street
Macclenny, Florida 32063
(904) 786-6400
Date: 10/14/2020
Revised 1-11-2021

This Sketch Of Description And Copies Thereof Are Not Valid Without Original Signature And Seal of a Florida Licensed Surveyor And Mapper.

THIS IS NOT A SURVEY

SEE SHEET 1 OF 4 FOR NOTES AND LEGEND

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH OF DESCRIPTION - PARCEL 800			
				COUNTY ROAD No. 13, BETTY BRANCH, BRIDGE No. 784040		ST. JOHNS COUNTY	
				PREPARED BY: LD BRADLEY LAND SURVEYORS LB6888 510 SOUTH 5TH STREET MACCLENNY, FL. (904) 786-6400		DATA SOURCE: PROVIDED BY FOOT	
REVISE DESCRIPTION	BH	1-11-21	DRAWN	K.WEEKS	09-30-20	F.P. NO. 4458631	
REVISION	BY	DATE	CHECKED	A. JOHNS	09-30-20	SECTION 78070	SHEET 4 OF 4